

5.1 MANDATORY FINDINGS OF SIGNIFICANCE

This section discusses the mandatory findings of significance required under CEQA.

5.1.1 Significance Criteria

- Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

5.1.2 Environmental Impacts

As discussed in Section 3 of this PEA, the Proposed Project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The Proposed Project does not have the potential to degrade the quality of the environment, except for air quality. Air quality impacts would be significant based on the SCAQMD significance thresholds for PM₁₀ even with the implementation of all feasible mitigation measures. Significant impacts to air quality would likely occur during site grading of the proposed El Casco Substation. Significant impacts are based on daily thresholds and these impacts would be temporary. All air quality impacts associated with grading of the proposed substation site would cease after site preparation. There would be no long-term impacts to air quality from the Proposed Project.

5.1.3 Cumulative Impacts

This analysis addresses the potential for the Proposed Project to contribute to a cumulative impact based on a list of related projects in the area. Consistent with CEQA Guidelines

SECTION 5.0**MANDATORY FINDINGS OF SIGNIFICANCE**

Section 15130, a project could have a significant cumulative impact if a change in the environment resulted from the incremental impact of the Proposed Project when added to other closely related past, present and probable future projects. Table 5-1, Related Projects List, identifies projects that are planned for, under construction, or are reasonably foreseeable within a one-mile radius of the proposed substation site and the 115 kV subtransmission lines. Figure 5-1 identifies the locations of the related projects within the project area.

**TABLE 5-1
RELATED PROJECTS LIST**

| Number | Jurisdiction | Project Name | Description of the Project | Project Status (e.g. Proposed Start/ Construction Date, etc.) |
|---------------|---------------------|---------------------------------|---|--|
| 1 | City of Calimesa | Summerwind Ranch | 2,591-acre site to be constructed with 3,683 homes and open space | Grading in progress |
| 2 | City of Beaumont | The Market Place at Beaumont | Commercial development on an approximately 18.50-acre site | Plot plan filed, public hearing pending |
| 3 | City of Beaumont | Sunny Hills, Tract # 29839 | Construction of 61 dwelling units on 15.30 acres | Under construction |
| 4 | City of Beaumont | Tract # 30891 | Construction of 241 dwelling units on 72.50 acres | Under construction |
| 5 | City of Beaumont | Rolling Hills Industrial, LLC | Construction of 155 acres within the existing Rolling Hills Specific Plan with industrial buildings | Grading in progress |
| 6 | City of Beaumont | Aim All Storage, 04-PP-04 | 14.4-acre site will contain a self storage and recreational vehicle storage facility | Under construction |
| 7 | City of Beaumont | 06-PP-09 | New storage building for Hemet Valley Monuments | Approved, not under construction |
| 8 | City of Beaumont | Solera at Oak Valley Greens | Construction of 1,290 dwelling units on 532.70 acres | Under construction |
| 9 | City of Beaumont | Canyon Ridge, Tract # 32020 | Construction of 65 dwelling units on 16 acres | Under construction |
| 10 | City of Beaumont | 05-PP-10 | Construction of a Commercial and Office Complex on a 4.34-acre site | Approved, not under construction |
| 11 | City of Beaumont | 04-PP-08 | 12,000 square foot office space addition | Approved, not under construction |
| 12 | City of Beaumont | Series, Rancho Montana KB Homes | Construction 106 units in a Model Home Complex | Under construction |

**TABLE 5-1 (Continued)
RELATED PROJECTS LIST**

| Number | Jurisdiction | Project Name | Description of the Project | Project Status (e.g. Proposed Start/ Construction Date, etc.) |
|--------|------------------|---------------------------|---|---|
| 13 | City of Beaumont | Hanshaw Shopping Center | New Shopping Center with Specific Plan Area | Approved by Planning Commission, awaiting approval of the Building Department |
| 14 | Riverside County | PAR00274 | Parcel Map split of the 17.663 site into five parcels | Approved |
| 15 | Riverside County | HANS00080 | Tentative Tract Map for 50 units | Approved |
| 16 | City of Banning | Rolling Hills Ranch | 213 residential units on 145 acres | Approved / In Design Review |
| 17 | City of Banning | Martin | 6 residential lots on 4.08 acres | Approved |
| 18 | City of Banning | C.W. Tefft | 484 residential lots on 452.51 acres | Approved |
| 19 | City of Banning | Haiem | 17 residential lots on 10 acres | Approved |
| 20 | City of Banning | Carri Construction | 13 residential lots on 7.42 acres | Approved |
| 21 | City of Banning | Century Crowell | 33 residential lots on 19.1 acres | Built |
| 22 | City of Banning | Century Crowell | 18 residential lots on 9.45 acres | Built |
| 23 | City of Banning | Century Crowell | 17 residential lots on 9.61 acres | Built |
| 24 | City of Banning | United Pentecostal Church | 4 residential lots on 2.91 acres | Approved |
| 25 | City of Banning | Rochelle & Oberg | 10 residential lots on 5.8 acres | Approved |
| 26 | City of Banning | Brickman | 186 residential lots on 73 acres | Approved |
| 27 | City of Banning | Charter Mgmt/Galleher | 9 residential lots on 2.83 acres | Approved |
| 28 | City of Banning | James Ford | 21 residential lots on 5.25 acres | Approved |

**TABLE 5-1 (Continued)
RELATED PROJECTS LIST**

| Number | Jurisdiction | Project Name | Description of the Project | Project Status (e.g. Proposed Start/ Construction Date, etc.) |
|---------------|---------------------|---|--|--|
| 29 | City of Banning | Blackstone Engineering | 5 residential lots on 1.21 acres | In Review Process |
| 30 | City of Banning | Rifai | 19 residential lots on 4.87 acres | Approved |
| 31 | City of Banning | Roa | 10 residential lots on 2.73 acres | Design Review Approved |
| 32 | City of Banning | HLCD | 26 residential lots on 6.24 acres | Approved |
| 33 | City of Banning | Labastida | 10 residential lots on 3.31 acres | In Review Process |
| 34 | City of Beaumont | Tournament Hills, Tract # 30748 and 31288 | Construction of 1,094 dwelling units on 263 acres | Under construction |
| 35 | City of Banning | Lion Park Expansion | S/O Banning sub, along 115 kV Rte | In Review Process |
| 36 | City of Beaumont | Fairway Canyon | Homes along the north side of San Timoteo Cyn Rd, near the proposed substation. Appears to be two subdivisions south of the Summerwind Ranch Development | Under construction |
| 37 | City of Beaumont | Sutterfield Homes (Beazer Homes) | New housing development | Under construction |
| 38 | City of Beaumont | The Hills at Seneca Springs (Centex Homes 951-769-1121) | New housing development | Under construction |
| 39 | City of Beaumont | Brentina (Capital Pacific Homes 951-845-9200) | New housing development | Under construction |
| 40 | City of Beaumont | Four Seasons (K. Hovanian's Four Seasons 949-660-1130) | New housing development of 2,041 dwelling units on approx. 570 acres | Under construction |

**TABLE 5-1 (Continued)
RELATED PROJECTS LIST**

| Number | Jurisdiction | Project Name | Description of the Project | Project Status (e.g. Proposed Start/ Construction Date, etc.) |
|---------------|---------------------|---|---|--|
| 41 | City of Beaumont | Rancho Vista (KB Homes 951-845-6774) | New housing development | Under construction |
| 42 | Riverside County | Road Widening of San Timoteo Canyon Road | Widening of San Timoteo Canyon Road in the vicinity of the proposed El Casco Substation | Minimum of two years before repaving begins, and no schedule yet established for road widening |
| 43 | City of Beaumont | Oak Valley Estates, Tract # 29197 and 29201 | Construction of 263 dwelling units on 100.97 acres | Tentative tract maps approved, project under development |
| 44 | City of Beaumont | Sundance | Construction of 4,716 dwelling units on 1,162 acres | Project under development |
| 45 | City of Beaumont | Pacific Trails, Tract # 28839-41 | Construction of 107 dwelling units on 19.67 acres | Under construction |
| 46 | City of Beaumont | Stetson, Tract # 30779 | Construction of 194 dwelling units on 76 acres | Under construction |
| 47 | City of Beaumont | Chili's Restaurant and Wick's Furniture | Commercial development in the Home Depot Center | Project under development |
| 48 | City of Beaumont | Applebee's | Commercial development in the Beaumont Plaza | Construction complete, building occupied |
| 49 | City of Beaumont | Tract # 31162 | Construction of 244 dwelling units on 130 acres | Pending entitlements |
| 50 | City of Beaumont | Jack Rabbit Trail | Construction of 2,000 dwelling units and some commercial use on 542 acres | Specific plan/annexation pending General Plan update |
| 51 | City of Beaumont | The Preserve Specific Plan | Construction of 3,412 dwelling units and some commercial use on 1,600 acres | Specific plan/annexation pending General Plan update |

**TABLE 5-1 (Continued)
RELATED PROJECTS LIST**

| Number | Jurisdiction | Project Name | Description of the Project | Project Status (e.g. Proposed Start/ Construction Date, etc.) |
|--------|---------------------|--|---|---|
| 52 | City of Beaumont | Hidden Canyon, Tract # 31843 and 32747 | Construction of 411 dwelling units on 196.5 acres | Annexation pending |
| 53 | City of Beaumont | Dowling Industrial Park | Commercial development on an approximately 26.34-acre site | Building plans approved |

5.1.3.1 Aesthetics

The overall visual character of the area in the vicinity of the project would be governed by the policies and objectives of the applicable general plans. Development projects would be evaluated in accordance with local development standards and design guidelines. The review of all planned developments for compliance with the general plan policies and objectives would be conducted on a project-by-project basis. As a result, the aesthetic impacts of the Proposed Project in conjunction with the related projects listed in Table 5-1 would not be cumulatively considerable.

5.1.3.2 Agricultural Resources

Buildout pursuant to the general plans for the incorporated cities in the area (Banning, Beaumont, Redlands, and Yucaipa) as well as the County of Riverside could incrementally reduce agricultural land. As pressure to develop agricultural lands on the outskirts of developed areas increases, agricultural land would gradually be converted to urban uses. However, as discussed in Section 3.2, the Proposed Project would not require the conversion of land used in active agricultural operations. As a result, the Proposed Project would not contribute to any cumulative impact to agricultural resources.

5.1.3.3 Air Quality

Because the South Coast Air Basin (SCAB) is currently a non-attainment area for ozone and PM₁₀, any cumulative construction activities could result in a net increase of criteria pollutants that are in non-attainment. Therefore, this is considered to be a significant cumulative construction impact. With regard to determining the significance of the project, the South Coast Air Quality Management District (SCAQMD) neither recommends quantified analyses of cumulative construction emissions nor provides methodologies or thresholds of significance to be used to assess cumulative construction impacts. For the

purpose of this PEA however, individual projects that exceed the SCAQMD recommended daily thresholds for project-specific impacts would be considered to cause a cumulatively considerable increase in emissions for those pollutants for which the SCAB is in non-attainment.

Construction activities associated with the Proposed Project are expected to generate emissions of PM₁₀ that would temporarily exceed SCAQMD emissions thresholds. Because the SCAB is presently identified as a non-attainment area for PM₁₀, cumulative PM₁₀ emissions generated by the Proposed Project along with other projects in the area would create a cumulatively significant impact. Mitigation measures have been identified for the Proposed Project that would mitigate PM₁₀ emissions to the greatest degree possible. Additionally, other projects within the SCAB area would also need to comply with PM₁₀ reduction measures. Nevertheless, the Proposed Project, along with other related projects could generate a considerable cumulative impact related to PM₁₀ emissions.

5.1.3.4 Biological Resources

Growth and development occurring within the incorporated cities in the area, as well as Riverside and San Bernardino Counties, could incrementally result in the loss of biological sensitive areas as new projects are approved and development is commenced. Policies established at the general plan level provide guidance and protection of biologically sensitive areas within the jurisdiction of each local agency in the area surrounding the Proposed Project. In addition, projects in western Riverside County would be required to comply with the MSHCP to protect biological resources in the areas. Furthermore, project specific measures intended to limit impacts to the degree possible would also be established through the environmental review process. As a result, impacts to biological resources would not be cumulatively considerable.

5.1.3.5 Cultural Resources

Impacts to cultural and paleontological resources tend to be site-specific and are assessed on a site-by-site basis. Where such resources exist, buildout of a project site, together with other development within the region, could result in an incremental adverse impact to cultural and paleontological resources. Because any cultural resources that might exist on the sites of future developments within the project area are unknown at this time, the cumulative impact of the Proposed Project to cultural and paleontological resources is not known. If appropriate mitigation is implemented in conjunction with future development in the area, no considerable cumulative impacts are expected.

5.1.3.6 Geology and Soils

Geologic hazard impacts, such as fault rupture, ground motion, liquefaction and slope stability, tend to be site specific rather than cumulative in regard to project-related effects.

Individual development projects are subject to adopted site development and construction standards that are intended to minimize the effects of seismic and other geologic conditions that affect the project region. Because individual development projects must be consistent with building requirements identified by local jurisdictions and the California Building Code for protection against known geologic hazards, development impacts would not be cumulatively considerable.

5.1.3.7 Hazards and Hazardous Materials

Potential hazards to public health and safety resulting from future development projects in the Proposed Project vicinity would be evaluated through the local permitting process. As potential public health hazards are identified, either through the operation of a future project or through preexisting site-specific hazards, measures or project changes would be incorporated to avoid the potential impacts. The Proposed Project is not closely related to any past, present or probable future projects that, when combined with the Proposed Project, could create a cumulative impact to public health and safety. Therefore, potential cumulative public health and safety impacts associated with the operation of the Proposed Project along with future development would not be cumulatively considerable.

5.1.3.8 Hydrology and Water Quality

The Proposed Project and future development projects would each be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) for construction activities. As with the Proposed Project, the SWPPPs prepared for future development projects in the area would incorporate Best Management Practices (BMPs) to reduce pollutants. In addition, the Proposed Project and future development projects in the area are required to obtain all necessary permits. As a result, potential water quality impacts of the Proposed Project in conjunction with future development projects would not be cumulatively considerable.

5.1.3.9 Land Use and Planning

The adopted general plans for the local agencies govern the allowable uses and development in the project area. Each new development proposed within the area would be subject to the land use controls and development standards in effect at the time of project submittal. Furthermore, each individual project would be subject to its own environmental review and would be conditioned to incorporate mitigation measures to reduce potential impacts to the extent feasible. Compliance with the applicable land use controls and development standards would ensure that all potential land use impacts would remain less than significant.

While the Proposed Project is not required to comply with local land use regulations, the analysis contained in Section 3.9 presented an evaluation of the project with regard to surrounding land use considerations. The analysis determined that the Proposed Project would result in a less than significant impact to land use and planning. No cumulatively

considerable impacts would occur as a result of the Proposed Project and future development in the area.

5.1.3.10 Mineral Resources

As discussed in Section 3.10 of this PEA, the Proposed Project would not result in an impact to mineral resources. Therefore, the project would not contribute to a cumulative impact to mineral resources.

5.1.3.11 Noise

Multiple construction sites in close proximity to one another could generate construction noise that could create a cumulative noise impact. The majority of construction activities associated with the project would occur within uninhabited areas. In select areas along either the southerly 115 kV subtransmission line route or the northerly 115 kV subtransmission line route alternative, construction activities may occur at the same time as other projects in the immediate area. The Proposed Project would comply with any applicable local restrictions on construction hours, as well as any required mitigation measures. Similarly, other development projects that may occur in the vicinity of the project would also be required to comply with applicable construction hours and mitigation measures. These measures and construction hour limitations would minimize cumulative construction noise impacts. Furthermore, construction noise impacts are short-term and temporary. Therefore, the Proposed Project in conjunction with future development in the area would not be cumulatively considerable.

5.1.3.12 Population and Housing

The Proposed Project is being proposed to serve current and future electrical demand resulting from approved development in the project area. The Proposed Project would not cause or require the development of new housing or result in an increase in population. Development projects in the vicinity of the Proposed Project could create a cumulative impact. However, the Proposed Project would not contribute to this impact. Therefore, potential cumulative impacts to population and housing associated with the Proposed Project in conjunction with future development would not be cumulatively considerable.

5.1.3.13 Public Services

Future residential construction in the vicinity of the Proposed Project could increase demand for public services (police services, fire services, public schools, hospitals, etc.). As discussed in Section 3.13, the Proposed Project has only a minimal potential for impacts on public services. Therefore, impacts to public services resulting from the Proposed Project along with future development would not be cumulatively considerable.

5.1.3.14 Recreation

The Proposed Project involves the construction of a new electrical substation and associated subtransmission lines that would not result in an increase on local populations. As a result, the project would not create demand for recreational facilities. Therefore, impacts to recreation resulting from the Proposed Project along with future development would not be cumulatively considerable.

5.1.3.15 Transportation and Traffic

As discussed in Section 3.15, construction and operation of the Proposed Project would not result in any potentially significant long-term traffic and/or transportation impacts. Various residential, commercial and other development projects are presently underway or would commence construction in the foreseeable future within the project area. Although some construction in the area surrounding the Proposed Project may occur during the same time frame for the Proposed Project, the incremental contribution to traffic by SCE construction worker crews and vehicles using the same roadways would be minimal. There are no long-term traffic and transportation impacts associated with operation of the Proposed Project. Therefore, impacts to transportation and traffic resulting from the Proposed Project along with future development would not be cumulatively considerable.

5.1.3.16 Utilities and Service Systems

Construction of the Proposed Project would generate solid waste that would either be recycled or disposed of in approved landfills. However, operation of the Proposed Project would not impact utilities and service systems. Therefore, potential impacts to utilities and service systems associated with the Proposed Project along with future development would not be cumulatively considerable.

5.1.4 Direct and Indirect Impacts

As discussed in Section 3, the Proposed Project would not have any substantial direct or indirect adverse effects on human beings, with the exception of potential air quality impacts during construction.

5.2 OTHER CEQA CONSIDERATIONS

This section addresses those CEQA considerations listed in CEQA Guidelines Section 15126 and not discussed elsewhere in this PEA.

5.2.1 Irreversible/Irretrievable Commitment of Resources; Short- and Long-Term Uses of the Environment

The CEQA Guidelines (Section 15126.2(c)) require that an environmental document identify significant irreversible environmental changes that would be caused by the project. Construction of the Proposed Project would not utilize significant amounts of non-renewable resources. Therefore, the Proposed Project would not require the irreversible and irretrievable commitment of resources.

5.2.2 Growth Inducing Impacts

Local governments in California can significantly increase or decrease growth potential through the creation and implementation of political policies that are specifically designed to promote, control, or minimize growth. Electrical infrastructure projects are constructed to serve the electrical needs of existing and approved development. Therefore, the Proposed Project does not induce growth but responds to the increased electrical demand in the area.

SCE would draw the labor required for construction from its current workforce or subcontractors. The limited, temporary nature of this employment would not result in long-term growth in the area. In addition, no long-term employment would occur associated with the operational phase of this project.

The Proposed Project enables SCE to provide safe, reliable, and adequate electric service, in compliance with CPUC rules, guidelines, and regulations. In summary, the Proposed Project would not induce growth.